



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Set public hearing for February 15, 2006 to consider the Planning Commission's recommendation regarding the request to: award 65 medium density growth management allocation units; a zone change from residential multiple-family to planned development and the associated development plan; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for 65 single-family dwelling units on the north side of Harney Lane between Panzani Way and Melby Drive. (File numbers: ND-05-01, GM-05-03, 2-05-04; Jeffrey Kirst on behalf of Tokay Development, applicant)

MEETING DATE: February 1, 2006

PREPARED BY: Randy Hatch, Community Development Director

RECOMMENDED ACTION: That the City Council set the public hearing date for February 15, 2006 to consider the Planning Commission's recommendation regarding the request to: award 65 medium density growth management allocation units; a zone change from residential multiple-family to planned development and the associated development plan; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for 65 single-family dwelling units on the north side of Harney Lane between Panzani Way and Melby Drive. (File numbers: ND-05-01, GM-05-03, 2-05-04; Jeffrey Kirst on behalf of Tokay Development, applicant)

BACKGROUND INFORMATION: At their January 25, 2006 meeting the Planning Commission conducted a public hearing and considered the request for the above described proposal. All final actions for the above requests require City Council determination. The Planning Commission made its recommendation on the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; growth management allocation; and zone change and development plan and forwards this recommendation to the City Council.

FISCAL IMPACT: N/A

FUNDING AVAILABLE: N/A


Randy Hatch
Community Development Director

RH/kjc

APPROVED: 
Blair King, City Manager

PROOF OF PUBLICATION

(2015.5 C.C.C.P.)

STATE OF CALIFORNIA

County of San Joaquin

I am a citizen of the United States and a resident of the County aforesaid I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily except Sundays and holidays, in the City of Lodi, California, County of San Joaquin and which newspaper had been adjudicated a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953. Case Number 65990; that the notice of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereto on the following dates to-wit:

February 4th

all in the year 2006.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 4th day of February 2006.

Dave Morales

Signature

his space is for the County Clerks Filing Stamp

Proof of Publication of
Notice of Public Hearing

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, February 15, 2006 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) award 65 medium density growth management allocation units; a zone change from residential multiple-family to planned development and the associated development plan; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for 65 single-family dwelling units on the north side of Harney Lane between Panzani Way and Melby Drive. (File Numbers: ND-05-01, GM-05-03, Z-05-04; Jeffrey Kirst on behalf of Tokay Development, applicant)

Information regarding this item may be obtained in the office of Community Development, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

Susan J. Blackston
City Clerk

Dated: February 1, 2006

Approved as to form:

D. Stephen Schwabauer
City Attorney

February 4, 2006 - 05511327

Lodi News-Sentinel ...
Connecting You To Your
Community.
To place a legal notice or classi-

5511327



***Please immediately confirm receipt
of this fax by calling 333-6702***

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT SPECIAL NOTICE OF PUBLIC HEARING FOR February 15, 2006 to award 65 medium density growth management allocation units; a zone change from residential multiple-family to planned development and the associated development plan; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for 65 single-family dwelling units on the north side of Harney Lane between Panzani Way and Melby Drive. (File Numbers: ND-05-01, GM 05-03, Z-05-04; Jeffrey Kirst on behalf of Tokay Development, applicant).

LEGAL AD

PUBLISH DATE: February 4, 2006

TEAR SHEETS WANTED: Three (3) please

SEND AFFIDAVIT AND BILL TO: SUSAN BLACKSTON, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: Thursday February 2, 2006

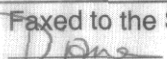
ORDERED BY: SUSAN J. BLACKSTON
CITY CLERK

JENNIFER M. PERRIN, CMC
DEPUTY CITY CLERK

JACQUELINE L. TAYLOR, CMC
DEPUTY CITY CLERK


DANA R. CHAPMAN
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS  Faxed to the Sentinel at 369-1084 at 3:00 PM (time) on 2/2/06 (date) 2 (pages)
Phoned to confirm receipt of all pages at 3:25 (time) JLT DRC JMP (initials)



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: February 15, 2006

Time: 7:00 p.m.

For information regarding this notice please contact:

Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, February **15, 2006** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) award 65 medium density growth management allocation units; a zone change from residential multiple-family to planned development and the associated development plan; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for 65 single-family dwelling units on the north side of Harney Lane between Panzani Way and Melby Drive. (File Numbers: ND-05-01, GM-05-03, 2-05-04; Jeffrey Kirst on behalf of Tokay Development, applicant)

Information regarding this item may be obtained in the office of Community Development, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

if you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

A handwritten signature in black ink, appearing to read "Susan J. Blackston".

Susan J. Blackston
City Clerk

Dated: February **1, 2006**

Approved as to form:

A handwritten signature in black ink, appearing to read "D. Stephen Schwabauer".

D. Stephen Schwabauer
City Attorney



DECLARATION OF POSTING

PUBLIC HEARING FOR FEBRUARY 15, 2006 award 65 medium density growth management allocation units; a zone change from residential multiple-family to planned development and the associated development plan; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for 65 single-family dwelling units on the north side of Harney Lane between Panzani Way and Melby Drive. (File Number: ND-05-01, GM-05-03, 2-05-04; Jeffrey Kirst on behalf of Tokay Development, applicant).

On Friday February 3, 2006, in ~~the~~ City of Lodi, San Joaquin County, California, a Notice of Public Hearing to award 65 medium density growth management allocation units; a zone change from residential multiple-family to planned development and the associated development plan; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for 65 single-family dwelling units on the north side of Harney Lane between Panzani Way and Melby Drive. (File Numbers: ND-05-01, GM-05-03, Z-05-04; Jeffrey Kirst on behalf of Tokay Development, applicant).

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 3, 2006, at Lodi, California.

ORDERED BY:

SUSAN J. BLACKSTON
CITY CLERK

JENNIFER M. PERRIN, CMC
DEPUTY CITY CLERK

JACQUELINE L. TAYLOR, CMC
DEPUTY CITY CLERK

DANA R. CHAPMAN
ADMINISTRATIVE CLERK



DECLARATION OF MAILING

PUBLIC HEARING FOR February 15, 2006 to award 65 medium density growth management allocation units; a zone change from residential multiple-family to planned development and the associated development plan; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for 65 single-family dwelling units on the north side of Harney Lane between Panzani Way and Melby Drive.

(File Numbers: ND-05-01, GM-05-03, **Z-05-04**; Jeffrey Kirst on behalf of Tokay Development, applicant).

On February 3, 2006, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, to award 65 medium density growth management allocation units; a zone change from residential multiple family to planned development and the associated development plan; and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for 65 single family dwelling units on the north side of Harney Lane between Panzani Way and Melby Drive. (File Numbers: ND-05-01, GM-05-03, 2-05-04; Jeffrey Kirst on behalf of Tokay Development, applicant)

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct,

Executed on February 3, 2006, at Lodi, California.

ORDERED BY:

SUSAN BLACKSTON
CITY CLERK, CITY OF **LODI**

ORDERED BY:

JENNIFER M. PERRIN, CMC
DEPUTY CITY CLERK

A handwritten signature in cursive script, appearing to read "Dana R. Chapman", is written over a horizontal line.

DANA R. CHAPMAN
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR, CMC
DEPUTY CITY CLERK

ND-05-01, 2-05-02, GM-05-003 – Miller Ranch

06257005;JUAREZ, VERONICA;309 DRIFTWOOD
DR;LODI;CA;95240;309;;DRIFTWOOD;DR

06257006;CEJA, IGNACIO;2532 MELBY DR;LODI;CA;95240;2532;;MELBY;DR

06257007;LEONARD, LESTER W TR ETAL;2526 MELBY
DR;LODI;CA;95240;2526;;MELBY;DR

06257008;CRYSTAL ENTERPRISES LTD PTP;PO BOX
1259;WOODBIDGE;CA;95258;2520;;MELBY;DR

06257010;LAMAS, FIDENCIO & AURORA;310 CULBERTSON
DR;LODI;CA;95240;310;;CULBERTSON;DR

06257011;PARK PLACE DEVELOPMENT LLC ;PO BOX 1598 ;LODI ;CA;95241;2541;
;MELBY ;DR

06257019;CROSS, MORAY C & AMY I;291 MARINER
CT;LODI;CA;95240;291;;MARINER;CT

06257020;SOUSA, ROQUE P & DORA M TR;295 MARINER
CT;LODI;CA;95240;295;;MARINER;CT

06257021;CRYSTAL ENTERPRISES LTD PTP;PO BOX
1259;WOODBIDGE;CA;95258;298;;CULBERTSON;DR

06257022;MEDEIROS, RICHARD & JILL S;294 CULBERTSON
DR;LODI;CA;95240;294;;CULBERTSON;DR

06265023;KHAN, MUBARAK & RAMIZA;510 TUSCOLANA
WAY;LODI;CA;95240;510;;TUSCOLANA;WY

06265024;PARVIN, DARIN E ETAL;504 TUSCOLANA
WAY;LODI;CA;95240;504;;TUSCOLANA;WY

06265025;KB HOME NORTH BAY INC;2420 DEL PASO RD
#200;SACRAMENTO;CA;95834;444;;VIA MARCO;LN

06265031;VIJUN, BALWINDER K;449 TUSCOLANA WAY;LODI;CA;95242;449;;VIA
MARCO;LN

06257009;WILLIAMS, THERESA V TR;1728 LE BEC
CT;LODI;CA;95240;316;;CULBERTSON;DR

05813009;BRADLEY, ERMA F TR ETAL;310 KENSINGTON
WAY;LODI;CA;95242;4044;E;HARNEY;LN

05813010;STOCKAR, PATRICK F & SANDRA H;PO BOX
673;VICTOR;CA;95253;4300;E;HARNEY;LN

ND-05-01, Z-05-02, GM-05-003 – Miller Ranch

APN; OWNER; ADDRESS; CITY; STATE; ZIP; SITUSNUM; SITUSDIR; SITUSSTNAME; SITUSTYP
E

06229014; MILLER, DONALD W & NANCY C TR; 4071 E HARNEY
LN; LODI; CA; 95240; 415; E; HARNEY; LN

06229026; THAYER, WALTER & JOANNE M; 325 E HARNEY
LN; LODI; CA; 95240; 325; E; HARNEY; LN

06256038; SEXTON, KEVIN J & STACY R; 2428 BLUEJAY
WAY; LODI; CA; 95240; 2428; ; BLUEJAY; WY

06256039; JONES, BRAD H & TERI S; 388 CULBERTSON
DR; LODI; CA; 95240; 388; ; CULBERTSON; DR

06256040; ARCOS, SERAFIN; 380 CULBERTSON
DR; LODI; CA; 95240; 380; ; CULBERTSON; DR

06256041; MCKNIGHT, MICHAEL E; 370 CULBERTSON
DR; LODI; CA; 95240; 370; ; CULBERTSON; DR

06256042; GOMEZ, FERNANDO & ALMA LETICIA; 364 CULBERTSON
DR; LODI; CA; 95240; 364; ; CULBERTSON; DR

06256043; BUTLER, STEVE R; 352 CULBERTSON
DR; LODI; CA; 95240; 358; ; CULBERTSON; DR

06256044; HARRIS, STEPHEN C; 352 CULBERTSON
DR; LODI; CA; 95240; 352; ; CULBERTSON; DR

06256045; BRAN, ADAN CIGARROA; 346 CULBERTSON
DR; LODI; CA; 95240; 346; ; CULBERTSON; DR

06256046; ALVAREZ, FRANK A & ANDREA M; 340 CULBERTSON
DR; LODI; CA; 95240; 340; ; CULBERTSON; DR

06256048; MUHLBEIER, TIM F & KATHY E TR; 4279 SCOTTSDALE
RD; LODI; CA; 95240; 328; ; CULBERTSON; DR

06256049; BECHTHOLD, DUANE TR; 17577 N
KENNISON; LODI; CA; 95240; 322; ; CULBERTSON; DR

06257001; CHUGHTAI, AFTAB & FARHAT ETAL; 2564 MELBY
DR; LODI; CA; 95240; 2564; ; MELBY; DR

06257002; WARREN, FRANK L & MAXINE; 2558 MELBY
DR; LODI; CA; 95240; 2558; ; MELBY; DR

06257003; SINIGAGLIA, GREGORY A ETAL; 314 DRIFTWOOD
DR; LODI; CA; 95240; 314; ; DRIFTWOOD; DR

06257004; LAWLEY, RODNEY & PENNY CUST; 2058 PETERSBURG
WAY; LODI; CA; 95242; 315; ; DRIFTWOOD; DR